

CITY OF CONVERSE  
ZONING COMMISSION  
MINUTES OF JANUARY 22, 2009  
7:00 PM

The Zoning Commission of the City Of Converse met in a regular meeting at the Converse Conference Room #1 on Thursday, January 22, 2009 at 7:00 PM to discuss various items on the agenda. The following were present:

Mr. Bruce Cannon, Chair	Ms. Lorraine Clauss, Vice-Chair
Mr. Tito Escobedo, Jr., Member	Mr. Peter Stith, Member
Ms. Cynthia Turner, Member	Mr. Donnie West, Member
Ms. Doris Sargeant, Alternate	Councilman Jon Lindgren, Liaison
Ms. Laura Arens, Assistant City Manager	Ms. Penny Hieronymus, City Secretary

Alternate Ms. Sargeant was able to vote on items on the agenda.

1. Call Zoning Commission Meeting to Order

At approximately 7:00 PM, Chair Cannon called the meeting to order.

All members were present.

2. Recognition of Visitors

Chair Cannon recognized the following visitors: Mr. Paul Clauss, Ms. Joan Lindgren, Mr. Charles Lewis & Mr. Melroy Schumann.

3. Action to Approve Zoning Commission Minute of December 15, 2008

Vice-Chair Clauss made a motion to approve agenda item #3. Member Stith seconded the motion.

It passed with 5 members (Cannon, Clauss, Stith, Turner & West) approving agenda item #3 & 1 member (Escobedo) abstaining due to not being at that mtg.

4. Public Hearing on the Following Described Properties for the Purpose of Regulating Zoning in Accordance With a Comprehensive Plan for the Purpose of Promoting Health, Safety, Morals and the General Welfare of the City of Converse, Texas and Superseding

Other Ordinances in Conflict. The Purpose is to Change the Zoning from R-1 (Residential) to B-2 (Retail) to Comply with the Current Zoning Classification for the Properties Listed Below Belonging to New Life Baptist Church.

101 North Street, Converse, Bexar County, Texas Property ID# 311599 (05063-961-0010) CB 5063P Blk 1 Lot 1 New Life Baptist Church

208 Seguin Street, Converse, Bexar County, Texas Property ID# 310625 (05063-005-0051) CB 5063 Block 5 Lot 5 and P-102 (0.51AC)

206 Seguin Street, Converse, Bexar County, Texas Property ID# 310455 (05063-000-0200) CB 5063 P-20 ABS 431

204 Seguin Street, Converse, Bexar County, Texas Property ID#310454 (05063-000-0190) CB 5063 P-19 and P 20 B ABS 431

At approximately 7:05 PM, Chair Cannon opened the public hearing.

Mr. Schumann wondered why after all of these years, it is going to be changed & brought up to code now, he thought it was all residential.

Ms. Arens stated explained on the map the area in question; & at the present time, all of those lots are zoned R-1. She stated Pastor Lewis was building a hall & we need to bring them in compliance with the Zoning Ord. This does not affect Mr. Schumann's property, which is R-1.

At approximately 7:12 PM, Chair Cannon closed the public hearing.

5. Public Hearing on the Following Described Property for the Purpose of Regulating Zoning in Accordance With a Comprehensive Plan for the Purpose of Promoting Health, Safety, Morals and the General Welfare of the City of Converse, Texas and Superseding Other Ordinances in Conflict. The Parcel of Property is Approximately 1.43 Acres (62,168 sq. ft.) in the City of Converse, Bexar County, Texas out of the D. Duncan Survey No. 315, Abstract 192, County Block 5054, being out of an 18.08 Acre Tract of Record in Volume 7398, Page 1187, Real Property Records of Bexar County Texas. The Request is to Change the Zoning Classification from B-3 (Commercial) to B-4 (Special Commercial). The Property is Bounded by Thornton Lane, Loop 1604, Coppergate and Meadows of Copperfield Subdivision.

Chair Cannon stated agenda item #5 was pulled.

6. Discussion and Appropriate Action on the Following Described Properties for the Purpose of Regulating Zoning in Accordance With a Comprehensive Plan for the Purpose of Promoting Health, Safety, Morals and the General Welfare of the City of Converse, Texas and Superseding Other Ordinances in Conflict. The Purpose is to Change the Zoning from R-1 (Residential) to B-2 (Retail) to Comply with the Current Zoning Classification for the Properties Listed Below Belonging to New Life Baptist Church.

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Member Turner made a motion to approve agenda item #6. Member Clauss seconded the motion.

It passed with 6 members (Cannon, Clauss, Escobedo, Stith, Turner & West) approving agenda item #6 & 1 member (Sargeant) abstaining due to it being her Church.

7. Discussion and Appropriate Action on a Request to Rezone the Following Property in Accordance With a Comprehensive Plan for the Purpose of Promoting Health, Safety, Morals and the General Welfare of the City of Converse, Texas and Superseding Other Ordinances in Conflict. The Parcel of Property is Approximately 1.43 Acres (62,168 sq. ft.) in the City of Converse, Bexar County, Texas out of the D. Duncan Survey No. 315, Abstract 192, County Block 5054, being out of an 18.08 Acre Tract of Record in Volume 7398, Page 1187, Real Property Records of Bexar County Texas. The Request is to Change the Zoning Classification from B-3 (Commercial) to B-4 (Special Commercial). The Property is Bounded by Thornton Lane, Loop 1604, Coppergate and Meadows of Copperfield Subdivision.

Chair Cannon stated item #7 was pulled; it relates to item #5.

8. Discussion and Action on Possible Changes to Ordinance 631 an Ordinance to Establish and Regulate the Zoning Commission for the City of Converse and Superseding City of Converse Ordinance #631 Dated March 7, 2000

Chair Cannon stated CC met on Tues. & discussed this Ord.; going over the proposed changes in Section 1 – Establishment A, B, C, D, E, F, G, H, I, J 1 & 2, J: the rest remains the same.

Discussion included: CC trying to make the Commission Ords. have some unity, standardize phraseology - under the Establishment, history of how this came about & codification, questioned how this went to CC first, changes can still be made before the next CC mtg., after this goes through the 2<sup>nd</sup> reading with CC on Feb. 3 at 7 PM & is passed, they would all be given a copy of the new Ord.

Member Turner made a motion to accept the recommendations made by the CC as read. Member Sargeant seconded the motion.

It passed unanimously to accept the recommendations made by the CC as read.

9. Discussion and Action on Possible Changes to Ordinance 617 an Ordinance of the City of Converse Established for Regulating Zoning of the City in Accordance With a

Comprehensive Plan for the Purpose of Promoting Health, Safety, Morals and the General Welfare of the City of Converse, Texas and Superseding Other Ordinances in Conflict

Discussion included: This Ord. regulates district requirements in general, have 10 Zoning Districts – purpose to promote health, safety, morals & general welfare of the community. Discussed briefly on Special Use Permits, some businesses do not go to the Zoning Commission & sometimes there are items to assist a neighborhood when Commercial Zoning is around them (restrictions with landscaping, buffers, etc.). Study Ord. 617 for the next mtg. on Thurs., Feb. 19.

Member Escobedo made a motion to postpone agenda item #9, Ord. 617 until their next mtg. on Thurs., Feb. 19. Member Clauss seconded the motion.

It passed unanimously to postpone agenda item #9, Ord. 617 until their next mtg. on Thurs., Feb. 19.

10. Report by the City Council Representative on Council Actions and the City Staff on Future Zoning Actions

Ms. Arens reported:

- Feb. 19 - Zoning agenda will have Ord. 617
- As of right now, no other zoning issues

Zoning Chair Cannon & Planning Chair Paul Clauss stated they would like to keep the Planning Commission & Zoning Commission separate.

Councilman Lindgren reported:

- Zoning Commission consensus is to stay separate & he supports them
- Gave a quick overview of the CC Feb. 3 mtg.
  - Web site now being operated by City Hall
  - Policy approved on web site policy/procedures
  - Approved a new policy for CC & Commission minutes
  - 1<sup>st</sup> Readings of Planning, Zoning & P&R Commission Ords.
  - Repealed B&E Commission Ord.
  - Many people shared their comments
  - There were personal attacks made
  - Someone in the back holding up a sign

11. Next Zoning Commission Meeting will be Thursday, February 19, 2009

Chair Cannon stated the next Zoning Commission would be Thursday, February 19, 2009. He asked Ms. Arens to place Ms. Doris Sargeant as a permanent member on the next CC agenda & that we are looking for 2 more alternate members.

12. Adjournment

At approximately 7:58 PM, Chair Cannon adjourned the meeting.